



# FOR LEASE | LAKEWOOD CROSSING

1057 S. WADSWORTH BLVD.  
LAKEWOOD, CO 80226

- PRIMARY RETAIL LOCATION
- EXCELLENT WADSWORTH BOULEVARD EXPOSURE
- LOCATED ON 2ND BUSIEST ARTERIAL IN DENVER
- JOIN WINGSTOP & DAVITA KIDNEY CARE

PRICE PER SF:

\$15 - \$18 PSF/YEAR -NNN

TOTAL BUILDING SIZE: 25,186 SF

AVAILABLE: 1,500

FULLY SPRINKLERED

ZONING: PD C-3

LEASE TERM: +/- 5 YEARS

CAM: \$4.00

TAXES: \$4.90

INS: \$0.53

TOTAL NNN: \$9.43



**MARIN DORNSEIF**  
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**MARK PYMS**  
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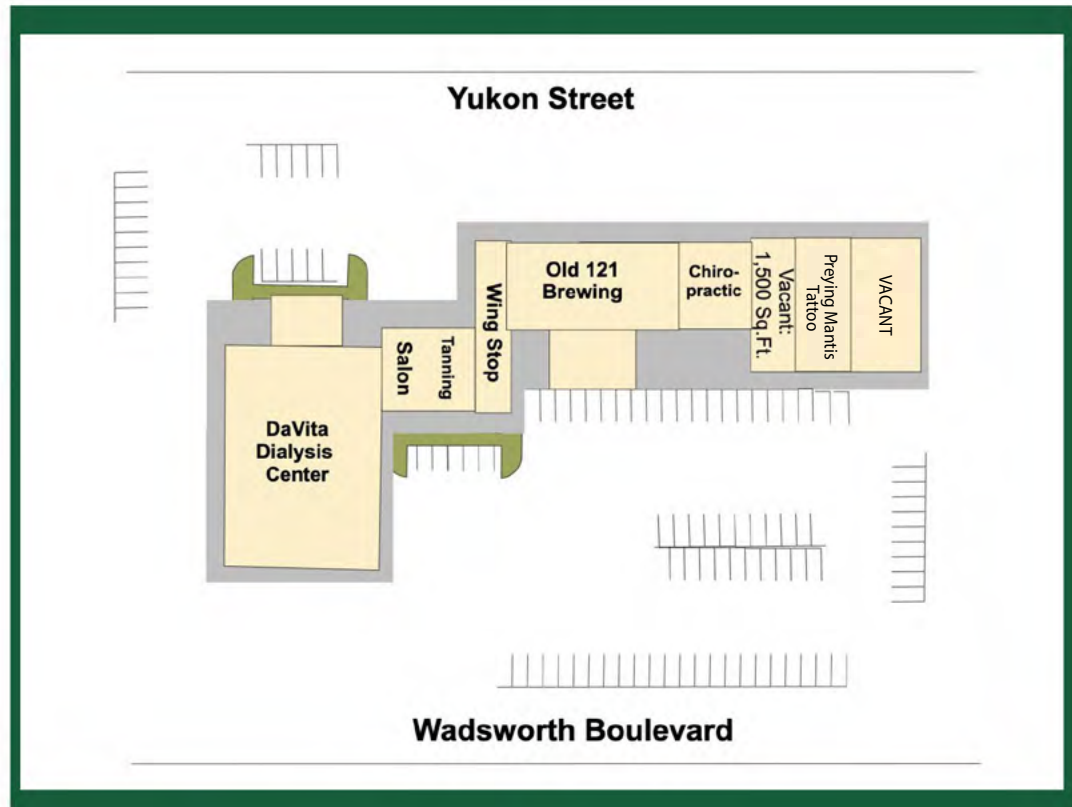
Investment Sales | Leasing | Property Management  
5500 E. Yale Ave. #200 | 303.996.0960 | Panoramacommercialgroup.com

# FOR LEASE

1057 SOUTH  
WADSWORTH BLVD.  
LAKEWOOD, CO 80226

## SUGGESTED USES:

- PET STORE/ DOG GROOMER
- SMALL RESTAURANT
- THRIFT STORE
- CELL PHONE/ COMPUTER STORE



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